

Message Text

UNCLASSIFIED

PAGE 01 JAKART 04085 030515Z

17

ACTION FBO-01

INFO OCT-01 EA-07 ISO-00 DODE-00 /009 W

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R 030425Z APR 74

FM AMEMBASSY JAKARTA

TO SECSTATE WASHDC 1617

UNCLAS JAKARTA 4085

E.O. 11652: N/A

TAGS: ABLD AFSP ID

SUBJ: DISPOSAL BANDUNG PROPERTY 31306

REF: A) STATE 65205, B) JAKARTA OM MAR 29, 1971

1. EMBASSY DOES NOT BELIEVE SALE SUBJECT PROPERTY IN BEST INTERESTS USG THIS TIME. DEPT. MAY RECALL FROM REF B THAT DOD PROJECTED AT LEAST FIVE YEAR USE FOR PROPERTY. DOD THEN ALLOWED EMB TO USE LEASE 248 IN JAKARTA TO HOUSE MARINE GUARDS, IN RETURN FOR LICENSE. SINCE THAT TIME, DOD HAS MAINTAINED BANDUNG PROPERTY, PRESENTLY HOUSING 5 OCCUPANTS. WEREBUILDING TO BE SOLD, DOD WOULD BE REQUIRED SUPPLY EQUIVALENT HOUSING BANDUNG FOR ITS PERSONNEL AT INITIAL COST OF AT LEAST DOLS 50,000 FOR FIVE YEAR ADVANCE RENT. STATE WOULD ALSO BE OBLIGATED TO REPLACE FROM S&E CONTRIBUTION IN JAKARTA HOUSING POOL FOR TEN MARINES, AT COST EXCEEDING DOLS 50,000 FOR OFFSET LOSS TO DLG FOR BANDUNG CONTRIUBITION. RESULT COULD BE TOTAL FY 74 OR 75 USG EXPENDITURE OF APPROX. DOLS 100,000 FOR TWO FIVE YEAR LEASES.

2. WE BELIEVE, IF DEPT. DECIDES TO PROCEED, THAT WE CAN GET ADEQUATE APPRAISAL FROM TWO REPUTABLE PARTIES FOR APPROX. DOLS 1,200.

3. CONSIDERING OUR ATTEMPT TO TRADE PROPERTY WITH LOCAL GOVT. FOR TAMAN SUROPATI 2A, WE DOUBT THAT SATISFACTORY EXCHANGE OF PROPERTY COULD BE ARRANGED, PER PARA 3 REF A. WE ADMIT LITTLE EXPERIENCE IN ADVERTISING AND INVITATION TO BID FOR REAL ESTATE IN JAKARTA, BUT NOTE FROM OTHER SALES THAT

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THIS METHOD DOES NOT PRODUCE MUCH ENTHUSIASM. USUAL METHOD IS

TO EMPLOY INFORMAL BROKER WHO NORMALLY GETS 5 PERCENT OF SALES PRICE. HOWEVER, SINCE SUCH INFORMAL BROKERAGE CANNOT DEMONSTRATE THAT PRICE OBTAINED BEST FOR USG, WE RECOMMEND THAT WE ATTEMPT ADVERTISING. BELIEVE ADS COULD BE PLACED ADEQUATELY FOR DOLS 120.

4. DEPT. WILL RECALL FROM LICENSE AGREEMENT PARA 2 (TRANSMITTED EMB OM OF JULY 30,1971) THAT WE MUST GIVE DOD 120 DAYS NOTICE TO VACATE.

5. ACTION REQUESTED: REQUEEY DEPT. DEFER SALE OF PROPERTY 31306 UNTIL NO LONGER NEEDED BY DOD.
NEWSOM

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